NOTICE OF A PUBLIC HEARING OF THE STAFF HEARING OFFICER TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

WEDNESDAY, APRIL 13, 2016, 9:00 A.M.* (SEE NOTE BELOW) DAVID GEBHARD PUBLIC MEETING ROOM, 630 GARDEN STREET

APPLICATION OF LISA STIDD-SILVER, APPLICANT FOR JOYCE PENEAU AND ANTOINE SHABAZZ, 1735 BATH STREET, APN: 027-082-007, R-4 (HOTEL-MOTEL-MULTIPLE RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: MEDIUM HIGH DENSITY RESIDENTIAL (15-27 DU/ACRE) (MST2015-00590)

The 5,289 square-foot site is currently developed with a 1,273 square foot one-story single family dwelling, a detached 170 square foot one-car garage and an "as-built" fence and trellis. The proposed project involves demolition of the existing garage, as-built" fence and trellis, construction of a new 218 square foot one-car garage, a 49 square foot first floor addition, a 576 square foot second-story addition and a new three foot high fence on top of an existing 30 inch high stone wall that will result in a five foot six inch high cumulative wall/fence height. The project will address violations in a Zoning Information Report (ZIR2015-00063). The proposed total of 2,116 square feet of development on a 5,289 square foot lot is 84% of the maximum guideline floor to lot area ratio (FAR). The project requires an Administrative Height exception for the over height wall/fence and for an over height hedge and wall at the property. This residence has been added to the City's List of Potential Historic Resources.

The discretionary applications required for this project is a <u>Front Setback Modification</u> to allow a conforming second-story addition that will change the basic exterior characteristics of the existing residence that is nonconforming to the required 10-foot front setback (SBMC § 28.87.030 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 and 15305 (Existing Facilities and Minor Alterations to Land Use Limitations).

You are invited to attend this hearing and address your verbal comments to the Staff Hearing Officer. Written comments are also welcome up to the time of the hearing, and should be addressed to the Staff Hearing Officer Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or via email to SHOSecretary@SantaBarbaraCA.gov. This is the only notification you will receive for this development application. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Jo Anne La Conte at (805) 564-5470, extension 3320, or by email at JLaconte@SantaBarbaraCA.gov. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the Planning Commission. The appeal, accompanied by the appropriate filing fee per application, must be filed at the Planning & Zoning Counter within ten calendar days of the Staff Hearing Officer's decision. If the Planning Commission's decision is appealed, and if the City Council approves the project, then it is appealable to the California Coastal Commission under California Public Resources Code §30603(a) and SBMC §28.44.200.

If you challenge the permit approval or environmental document in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Staff Hearing Officer at or prior to the public hearing.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308, or by email at SHOSecretary@SantaBarbaraCA.gov. If possible, notification at least 48 hours prior to the meeting will usually

Public Notice for 1735 Bath Street (MST2015-00590) Page 2

enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

- *NOTE: On Thursday, April 7, 2016, an Agenda with all items to be heard on Wednesday, April 13, 2016, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/SHO. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive at 9:00 a.m. Continuances will not be granted unless there are exceptional circumstances.
- * Meetings can be viewed live on City TV-18, or on your computer at www.SantaBarbaraCA.gov/CityTV. A rebroadcast schedule can be found at www.SantaBarbaraCa.gov/CityTVProgramGuide.